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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)

VMRDA –PROPOSAL FOR DELETION OF 18 MTS WIDE MASTER PLAN-2041 ROAD (A-C) OF A LENGTH OF 1057.50 MTRS& ROAD (B-D) OF LENGTH OF 693.70 MTRS COMES TO THE TOTAL OF 1751.20 MTS LENGTH OF ROAD PASSING THROUGH SURVEY NO.239, 249, 248, 250, 247, 252, 256, 246, 245, 261 & 348 OF DAKAMARRI (V), BHEEMUNIPATNAM (M), VISAKHAPATNAM DISTRICT- REQUEST SUBMITTED BY THE M/S. SRI VENKATESWARA DEVELOPERS REP. BY ITS MANAGING PARTNERS SRI K.K.RAJU AND P.R.K.RAJU- REPORT SUBMITTED–ORDERS REQUESTED – DRAFT VARIATION NOTIFICATION ISSUED- REG.

[Memo.No.2011370/M2/2023 Municipal Administration & Urban Development (M) Department, 27th July, 2023]

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan and Zonal development Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, Municipal Administration & Urban Development Department, dated:08.11.2021, which is proposed in exercise of the powers conferred by Sub-section (1) &(2) of Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 read with Sub-section (3) of section 15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before the expiry of the said period will be considered by the Government of Andhra Pradesh, Objections or suggestions should be addressed to the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam / Special Chief Secretary to Government, Municipal Administration and Urban Development Department, A.P.Secretariat, Velagapudi, Guntur District, Andhra Pradesh.

DRAFT VARIATION

The Proposed deletion of 18Mtrs wide Master Plan-2041 Road (A-C) of a length of 1057.50 mtrs & Road (B-D) of length of 693.70 mtrs, (T-Junction) comes to the total of 1751.20mts length of road passing through Survey Nos. 239, 249, 248, 250, 247, 252, 256, 246, 245, 261 & 348 of Dakamarri (V), Bheemunipatnam (M), Visakhapatnam District. The boundaries which are given in the schedule below which was earmarked for 18 Mtrs wide road in Master Plan of VMR sanctioned in G.O.Ms.No.136, MA&UD Dept., dated.08.11.2021 is now proposed for Deletion, duly earmarking the deleted area as residential use since the said 18Mtrs wide proposed Master Plan Roads (A-C) & (B-D) are passing through VMRDA developed layout, water body and across the plots in approved layout, which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions:

1. The applicant shall pay the development / conversion charges etc., as per prevailing rules to the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
2. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/ GVMC., Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
4. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. As per section 15 of APMRUDA Act, the Authority i.e., the M.C., VMRDA shall levy such fees and charges including development charges and conversion charges as applicable and as may be prescribed in any such modification effected to the sanctioned Perspective Plan [PP] or Master Plan [PP] or Area Development Plan or Zonal Development Plan from the land owners at whose instance the modifications are effected and also from the others who will have the advantage due to such modifications. These charges shall take into account the benefits that would accrue to the land owners from the change and shall seek to capture some share of the increased land value.
8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH :Water Body in Sy.No.239, LP.No.23/2017 in Sy.No.249/P, LP.No.36/2019/1167/VMRDA in Sy.No.250/P, 251/P, 253/P, Vacant Land in Sy.No.247/P, L.P.No.46/2018, 47/2018 IN Sy.No.252/P, Vacant Land in Sy.No.256 of Dakamarri (V), Bheemunipatnam(M).

EAST :Proposed 60Mts.wide Master Plan Road at Sy.No.256 of Dakamarri (V), L.P.No.46/2018 in Sy.No.252/P, Vacant Lands in Sy.No.247/P, 260/P, 261/P, LP.No.57/2013 in Sy.No.348/P of Dakamarri (V), Bheemunipatnam (M).

SOUTH:Existing 18MTS Road in VMRDA Layout of L.P.No.57/2013 in Sy.No.348/P, of Dakamarri(V), Bheemunipatnam (M).

WEST :Proposed 24MTS Master Plan Road at Sy.No.239, L.P.No.23/2017 in Sy.No.249/P, Vacant Land in Sy.No.247, 246, 245, 261, and VMRDA Layout L.P.No.57/2013 in Sy.No.348/P of Dakamarri(V), Bheemunipatnam(M).

**Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT**